



Gilboa

Wearne Lane, Langport, TA10 9HB

GeorgeJames PROPERTIES
EST. 2014

Gilboa

Wearne Lane, Langport, TA10 9HB

Guide Price - £440,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Gilboa is an attractive, well presented detached chalet offering well designed, comfortable living space. The property occupies a lovely peaceful location situated along Wearne Lane only a few minutes from the local amenities of Langport. The current owners have improved the property with a newly installed bathroom and impressive, high quality fitted modern kitchen. The spacious kitchen/dining area is the heart of the house with part vaulted ceiling and patio doors opening to the garden. The accommodation is quite versatile with a ground floor bedroom which could also work as a further reception room if preferred, this room has an adjoining bathroom. There is also a double aspect sitting room with wood burning stove and two further double bedrooms and shower room to the first floor. Outside there is an off road pull in parking bay and driveway leading to a car port and single garage. The main gardens to the side of the house have been landscaped and are south facing.

Services

Mains water, drainage and electricity are all connected. Oil fired combination boiler provides central heating to radiators. Council tax band D.

Entrance Hall

With window to the rear, radiator, understairs storage cupboard and stairs to the first floor.

Sitting Room 14' 9" x 11' 11" (4.50m x 3.63m)

With window to the front and side, radiator and fireplace housing cast iron wood burning stove.

Kitchen 10' 5" x 9' 8" (3.17m x 2.94m)

With window to the side, the kitchen has been fitted with high quality modern units with quartz work surfaces. There is a built in eye level NEFF double oven and four ring induction hob with extractor over and one and a half bowl sink unit with brass mixer tap along with an integrated dishwasher and fridge freezer. Built in cupboard housing the oil fired boiler. Opening to the dining room/family room.

Dining Room/Family Room 12' 4" x 9' 10" (3.76m x 3.00m)

With window to the rear and patio doors to the garden. Vaulted ceiling with two ceiling roof windows. Radiator and door to:-



Utility Area 12' 11" x 4' 3" (3.93m x 1.29m)

With door to the garden. Space and plumbing for washing machine, tumble dryer and fridge freezer.

Bedroom/Reception Room 11' 8" x 10' 8" (3.56m x 3.25m)

With window to the front and radiator. Built in double wardrobe and door to the bathroom.

Bathroom

With window to the rear, newly fitted bathroom suite comprising low level WC, vanity wash hand basin and corner bath. There is also a corner shower cubicle with mains shower and heated ladder towel rail.

Landing

With built in cupboard.

Bedroom 11' 8" x 9' 10" (3.56m x 3.00m)

With roof windows to the front and rear. Radiator.

Bedroom 11' 8" x 8' 0" (3.56m x 2.43m)

With window to the side and eaves storage cupboard. Radiator.

Shower Room

With roof window to the rear. Low level WC, wash hand basin with vanity cupboards. Shower cubicle with mains shower. Radiator.

Outside

To the front of the property there is a parking bay and driveway. The front gardens are lawned with flower and shrub beds. A side pedestrian gate leads to main gardens. The gardens have been landscaped with various well stocked flower and shrub borders where there are large lawned south facing gardens and access to the rear. There is an enclosed yard to the rear with access to the garage and shed.

Car Port 23' 7" x 9' 6" (7.20m x 2.90m)

With light.

Garage 16' 4" x 9' 0" (4.97m x 2.75m)

With power and light.

Storage Shed 11' 4" x 5' 5" (3.46m x 1.66m)

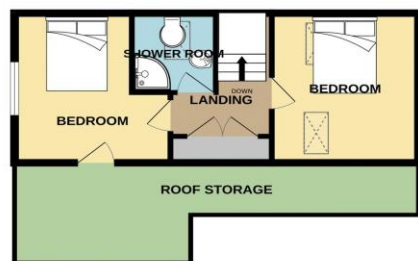
With power and light. Low level garden WC.



GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.

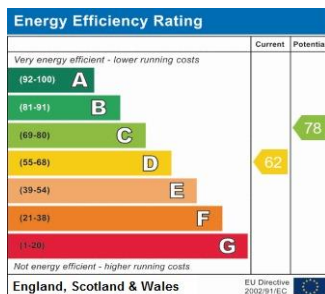


1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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